

PB# 86-12

**Grove Homes
(Sycamore Dr.) (Sub.)**

63-3-3

86-12
Grove Homes Subdivision
Sycamore Drive

THIS CHECK IS IN FULL PAYMENT OF THE FOLLOWING		DATE		AMOUNT	
TOTAL OF INVOICES					
LESS					
AMOUNT OF CHECK					

GROVE HOMES, INC.
WOODCOCK MOUNTAIN ROAD
WASHINGTONVILLE, NY 10992

1663

May 16 1986 50-244/219

PAY TO THE ORDER OF Town of New Windsor \$ 500.00

Five hundred and 00/100 DOLLARS

S. J. J. J.
4/23/86

THE BANK OF NEW YORK
MID-HUDSON REGION
BRUNING RD. & C ST., STEWART AIRPORT, NEWBURGH, N.Y. 12560

MEMO park fee - Supamare Dr. Westbury

General Receipt			7265
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			Feb. 4 1946
Received of <u>Zimmerman Eng. & Surveying, PC.</u>			\$ <u>75.00</u>
<u>Locat. - fence and xx</u>			DOLLARS
For <u>Stone Subdivision Application Fee</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
86-11-House	Marine (W.)		
86-12-Lycamore (W.)			
86-13-Pelus Road			
By <u>Pauline Stinson</u>			
<u>Town Clerk</u>			Title

Williamson Law Book Co., Rochester, N. Y. 14609

Title

Williamson Law Book Co., Rochester, N. Y. 14609

86-12

(This is a two-sided form)

PLANNING BOARD
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12550

Date Received _____
Preapplication Approval _____
Preliminary Approval _____
Final Approval _____
Fees Paid _____

APPLICATION FOR SUBDIVISION APPROVAL

Date: January 30, 1986

1. Name of subdivision Subdivision for Grove Homes Inc. (Sycamore Drive)
2. Name of applicant Grove Homes, Inc. Phone 914-928-2361
Address P.O. Box 188, Washingtonville, N.Y. 10992
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Fairlane Associates Phone _____
Address 47 Washington Street Babylon N.Y.
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Gerald Zimmerman Phone 914-782-7976
Address RT. 17M P.O. Box 313 Harriman, N.Y. 10926
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the southwest side of Sycamore Drive
(Street)
2300 feet east of Lakeside Drive
(direction)
7. Total Acreage 2.335± acres Zone R-4 Number of Lots 3
8. Tax map designation: Section 63 Lot(s) Block 3 - Lot 3
9. Has this property, or any portion of the property, previously been subdivided No
If yes, when _____; by whom _____
10. Has the Zoning Board of Appeals granted any varlance concerning this property No
If yes, list case No. and Name _____

at all contiguous holdings in the same ownership.

Section _____ Block(s) _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of _____ and were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK)
COUNTY OF ORANGE : SS.:

I, Lesley Zimmerman (Agent for Applicant) hereby depose and say that I the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address _____

Subscribed and sworn to before me this

31st day of January, 1986

Elayne Wolfenhaut
NOTARY PUBLIC

ELAYNE WOLFENHAUT
NOTARY PUBLIC, State of N.Y.
No. 9725330
Resident of Orange County
Commission Expires 3/30/86

SHORT ENVIRONMENTAL ASSESSMENT FORM

Subdivision for
Grove Homes Inc.
(Sycamore Drive)

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes X No
10. Will project have a major effect on existing or future recreational opportunities? . . . Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes X No
13. Will project have any impact on public health or safety? Yes X No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . Yes X No
15. Is there public controversy concerning the project? Yes X No

PREPARER'S SIGNATURE:

Herald Zimmerman
ZIMMERMAN ENG.

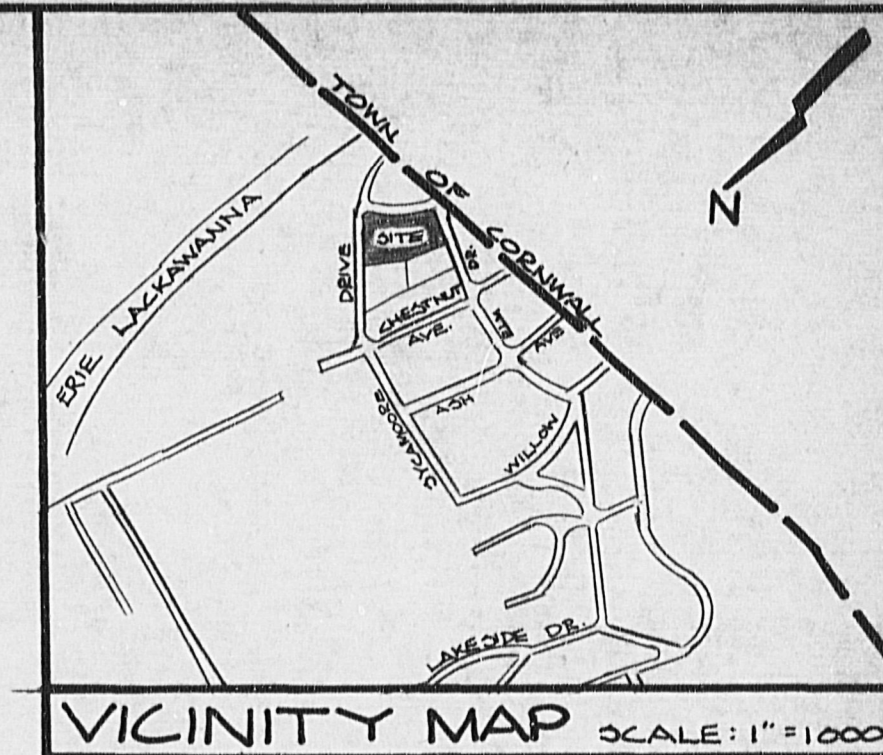
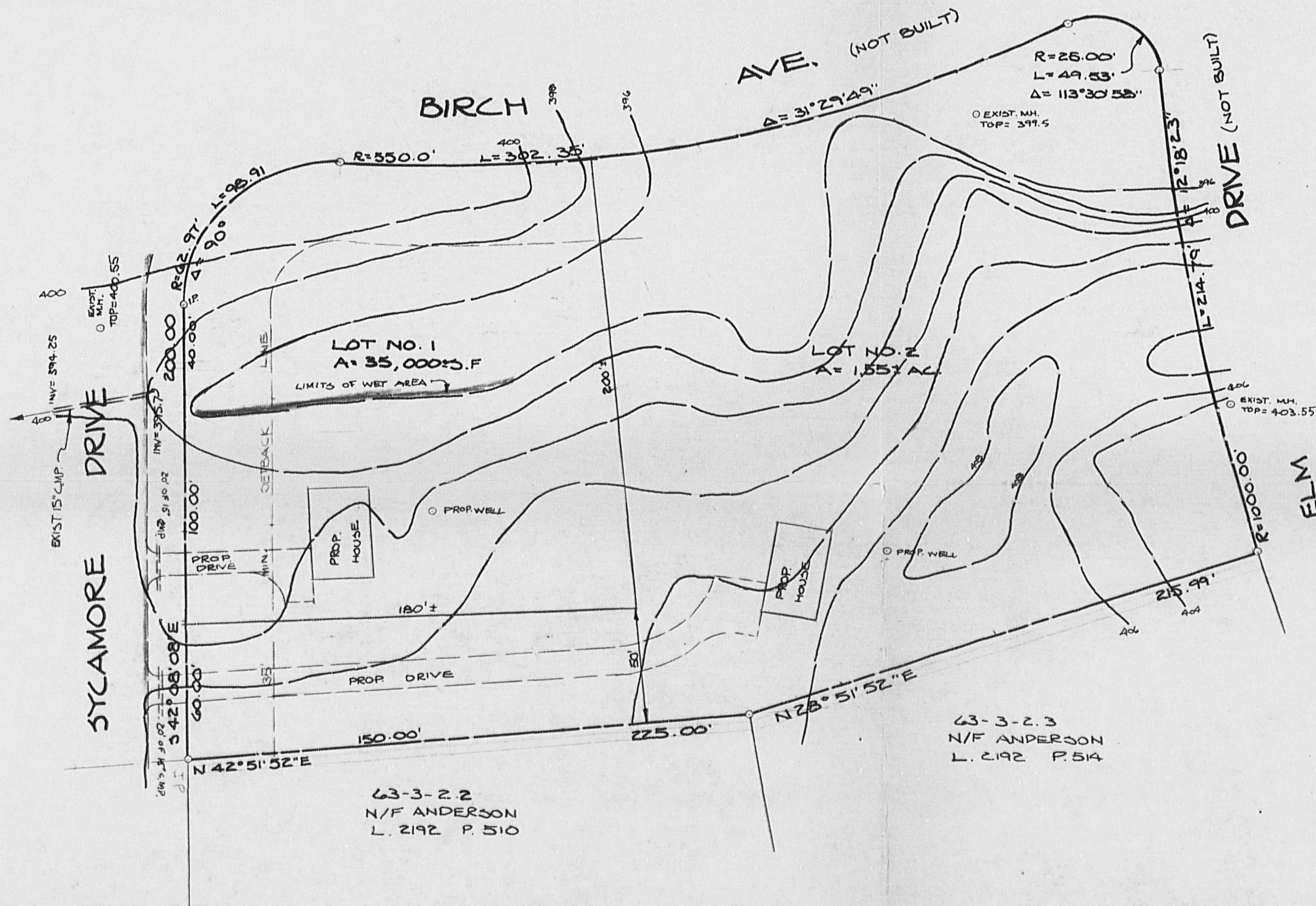
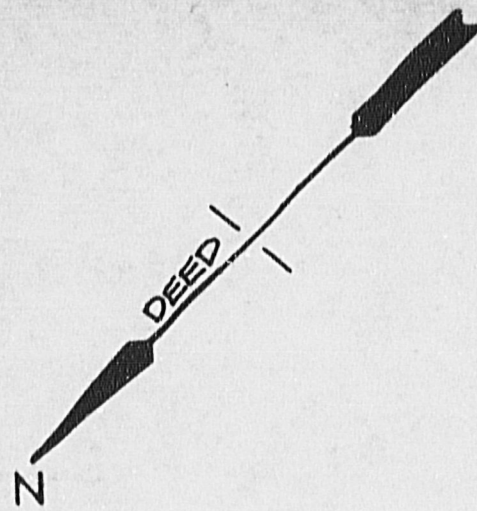
TITLE:

PROJECT ENGINEER

REPRESENTING:

DATE:

1-30-86



ZONING DATA

DISTRICT: R-4
MIN. LOT AREA = 21,780 S.F.
MIN. LOT WIDTH = 100'
MIN. FRONT Y.D. = 35'
MIN. SIDE Y.D. = 15'/30'
MIN. REAR Y.D. = 40'

TAX MAP NO.

SECTION: 63
BLOCK: 3
LOT: 3

DEED

LIBER: 1856
PAGE: 626

RECORD OWNER / SUBDIVIDER

FAIRLANE ASSOCIATES (CONTRACT PURCHASER)
GROVE HOMES INC.

TOTAL TRACT AREA

2.335± AC.

MAP REFERENCE

LOTS 26 THRU 44 IN BLOCK 13 ON A MAP ENTITLED "BEAVER DAM LAKE, SECTION 1, LANDS OF H. P. RAMSDEN", TOWN OF CORNWALL & NEW WINDSOR, ORANGE COUNTY, NEW YORK, FILED IN THE O.C.C.O. ON 5-5-31 AS MAP NO. 1044

NOTES:

1. LOTS TO BE SERVED WITH MUNICIPAL SEWER & INDIVIDUAL WELLS

Subdivision APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 5-14-86

HENRY F. SCHEIBLE
SECRETARY

REV: 5-8-86
REV: 3-28-86

SUBDIVISION FOR

GROVE HOMES INC.
(SYCAMORE DRIVE)

SCALE: 1" = 40' JOB NO. 86-02 DRAWN BY: J.F.
DATE: 1-29-86 REV: 2-7-86

TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

ZIMMERMAN ENGINEERING & SURVEYING, P.C.
RT. 17M, HARRIMAN, N.Y.



GERALD ZIMMERMAN P.E. LIC. NO. 47391
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